

HEAVY BUSINESS – ‘Heavy Business’ allows all sizes of commercial and industrial enterprises. There are no restrictions on sizes of parking areas.

#### PART 4: Existing Plans (See Goal 46)

There are 19 approved neighborhood, local or regional land-use plans within the unincorporated areas of Flathead County. The intent of these plans is to capture the vision of local communities and provide more specific guidance for future development. Some of these plans are old and may require revision or updating to reflect the current conditions and changing visions of the neighborhood areas.

The following is a list of plans that have been previously adopted by Flathead County and are hereby incorporated into the Growth Policy as addenda to it, along with the most recent date the plan was adopted by Flathead County.

**Table 11.1**  
**Existing Plans and Dates of Most Recent Adoption**

Plan	Date most recently adopted/amended
Ashley Lake	10/14/2011
Bigfork	06/02/2009
<i>Big Mountain</i>	<i>TBD (date of adoption of this amendment)</i>
<i>Big Mountain West</i>	<i>12/02/2003</i>
Canyon	05/17/1994
Columbia Fall City-County Master Plan	08/28/1984
Cooper Farms	07/16/2008
Helena Flats	09/13/2005
Kalispell City-County Master Plan	02/06/1986
Labrant-Lindsey Lane	04/07/1998
Lakeside	12/1/2010
Little Bitterroot Lake	01/24/1996
North Fork	06/12/2008
Quarter Circle/LA Ranch	10/26/2005
Riverdale	02/21/2008
Rogers Lake	04/16/1997
<i>South Whitefish</i>	<i>02/03/2000</i>
South Woodland/Green Acres	04/02/1997
The Amended Stillwater Neighborhood Plan	11/05/2003
Two Rivers	06/28/2005
West Valley	04/09/1997
Whitefish Area Trust Lands	06/08/2005
<del>Whitefish City-County Master Plan</del>	<del>02/06/1996</del>

## Policies

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- P.48.1 Work with the City to identify areas around Kalispell appropriate for high density, urban development.
- P.48.2 Share plans for guiding growth away from hazardous and/or unhealthy lands.
- P.48.3 Identify areas most appropriate to be served by Kalispell or county sewer and water services. Share plans for extension of sewer and water facilities to increase the predictability of the community development process.
- P.48.4 Work with the City to identify areas around Kalispell appropriate to preserve through open-space development design incentives or acquisition of land for natural and/or recreation areas.
- P.48.5 Work with the City to identify areas around Kalispell likely to be annexed and appropriate for development to urban density, service and facility standards.
- P.48.6 Discourage urban-density development that lacks urban services *and* facilities.
- P.48.7 Encourage a statement of coordination on planning issues between the County and Kalispell.

## Goal

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- G.49<sup>+</sup> Growth and development around Whitefish that respects the cultural, geographic and historic heritage of the city while providing essential facilities and services that protect and preserve the health, safety, and welfare of the natural and human environment.

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<sup>+</sup> ~~As of the date of adoption, the County and the City of Whitefish remain in litigation concerning the authority for regulating land development within the extraterritorial jurisdiction around the City of Whitefish as such jurisdiction is identified in the 2005 and 2010 Interlocal Agreements between the parties. Until the litigation is resolved, other than re-numbering what was Goal 48 to Goal 49, no amendments are being made to the Growth Policy pertaining to the extraterritorial jurisdiction and the language of this goal (G.49) and all accompanying policies (P.49.1 through P.49.4) regarding Whitefish remains the same as it was on 10/20/08 per Resolution #2015H. The County's decision to refrain from enacting amendments should not be interpreted as an endorsement or reaffirmation of the goal and all accompanying policies. Rather, the County is delaying consideration of this goal and the accompanying policies until the litigation is complete.~~

limits. Annexation may occur through the process of direct annexation, a petition of waiver of right to protest annexation, the creation of an annexation district or a City Council directed annexation of a wholly surrounded area. Following annexation, the City may immediately provide urban services such as law enforcement, rapid emergency response, street cleaning, solid waste pickup, public sewer and water facilities, parks, and building safety oversight; however, different annexation options enable a variety of scenarios that may not result in all of these service options being immediately available to an annexed area. While annexation may be a welcome option for County residents interested in urban services and development potential, many residents of Flathead County are not interested in being enveloped so quickly by a rapidly growing city. Conversion to high density residential or commercial land uses results in a variety of impacts and additional needs of residents. Annexing and/or developing lands simply because sewer and water lines can be engineered to reach them does not always serve the health, safety and welfare of both new and existing residents. Over the past decade the City of Kalispell has annexed over 4,000 acres of land,<sup>3</sup> expanding the City's jurisdiction over delivery of public services such as emergency response, police and fire protection, and public water and sewer services; this rapid expansion of service area has the potential to result in a reduced level of service for both new and existing City residents. The City's growth and expansion into areas formerly located within the County's jurisdiction highlights the need for these two jurisdictions to work collaboratively on issues of land use so these impacts may be anticipated and addressed accordingly.

It is essential that the City of Kalispell and Flathead County coordinate and cooperate on issues of growth into rural areas. Some development that occurs under the jurisdiction of Flathead County should meet urban standards to prepare for inevitable annexation. Other development in rural areas should preserve rural character, whether annexed or not, to provide a healthy, natural environment for future generations of city and county residents. Coordination and cooperation between Kalispell and Flathead County would lead to easier identification of lands appropriate for certain types and densities of development, now and in the future.

### **Whitefish<sup>4</sup>**

The City of Whitefish has a unique character and economy based on a history of railroading and tourism. Real estate and construction have emerged as additional drivers of the Whitefish economy. Whitefish is a rapidly expanding municipality with an

<sup>3</sup> Conversation with and supporting documentation provided by Sean Conrad, Senior Planner, City of Kalispell on 11/22/2011.

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P.48.2	Share plans for guiding growth away from hazardous and/or unhealthy lands.	Zoning amendments developed with Kalispell.
P.48.3	Identify areas most appropriate to be served by Kalispell or county sewer and water services. Share plans for extension of sewer and water facilities to increase the predictability of the community development process.	Kalispell/County Neighborhood Plan.
P.48.4	Work with the City to identify areas around Kalispell appropriate to preserve through open-space development design incentives or acquisition of land for natural and/or recreation areas.	Kalispell/County Neighborhood Plan.
P.48.5	Work with the City to identify areas around Kalispell likely to be annexed and appropriate for development to urban density, service and facility standards.	Kalispell/County Neighborhood Plan.
P.48.7	Encourage a statement of coordination on planning issues between the County and Kalispell.	Prepare a statement.
P.49.1 <sup>3</sup>	Promote representation by county officials of those residents outside the City of Whitefish, while giving consideration to both the interests of those residents as well as the growth needs of the City of Whitefish during county planning processes.	Flathead County shall administer all planning and zoning, subdivision review, lakeshore protection regulations, and floodplain regulations outside Whitefish city limits.  Standard adjacent property notification as well as legal notices.

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	rural and municipal fire districts.	implement mutual aid agreements, nor is there a mechanism to “support mutual aid agreements.”
P.39.2	Encourage educational programs on voluntary conservation strategies for private property owners.	Difficult to implement through a regulatory land use process- more of a private task for non-profits. Possibly implemented by distributing brochures in the Planning Office.
P.40.5	Develop incentives to encourage failing and polluting septic systems to be upgraded.	Failing and polluting systems are the jurisdiction of MDEQ and there is very little land use regulations or plans can do to “incentivize” replacement of these systems.
P.40.6	Encourage educational programs on septic system impacts to groundwater and surface water quality for neighborhood associations and other organizations to utilize.	FCPZ is unlikely to provide resources to encourage programs that are the primary jurisdiction of another county office/state agency.  Possible partial implementation by distributing brochures in the Planning Office.  Similar to P.30.3
P.49.3 <sup>4</sup>	Protect and preserve the many unique opportunities present in the natural and human environment.	Too vague to be implemented effectively.

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